



**CULTURAL RESOURCES OFFICE  
PRESERVATION BOARD  
REGULAR MEETING  
MONDAY - JULY 27, 2015 — 4:00 P.M.  
1520 MARKET ST. #2000  
ST. LOUIS, MO. 63103  
[www.stlouis-mo.gov/cultural-resources](http://www.stlouis-mo.gov/cultural-resources)**

Approval of the June 22, 2015 minutes. Approval of the current Agenda.

**Public Meeting: The Flounder Report  
Findings of the thematic survey of flounder houses in St. Louis**

<b>PRELIMINARY REVIEW</b>	<b>Jurisdiction:</b>	<b>Project:</b>	<b>Pg.</b>
A. 5510 PERSHING .....	Central West HD.....	Construct apartment building.....	1
B. 2322 SO. 12 <sup>TH</sup> ST. ....	Soulard Historic District.....	Construct an addition and recreate an historic solarium.....	9
C. 1912 PARK AVENUE .....	Lafayette Square HD.....	Construct a stairwell to roof and new roof deck .....	16
<b>NEW APPLICATIONS</b>	<b>Jurisdiction:</b>	<b>Project:</b>	<b>Pg.</b>
D. 1041 SHENANDOAH .....	Soulard Historic District.....	Install a new curb cut.....	20
E. 4722 TENNESSEE .....	Preservation Review District .....	Demolish a single-family house. ....	23
<b>APPEAL OF DENIAL</b>	<b>Jurisdiction:</b>	<b>Project:</b>	<b>Pg.</b>
F. 2631 RUSSELL .....	Fox Park Historic District .....	Construct a garage-port .....	30
<b>SPECIAL AGENDA ITEMS</b>			
<b>Nominations to the National Register of Historic Places</b>			
G. Engine House No. 32 – 2000 Washington Ave/503 N. 20 <sup>th</sup> Street.....			34
H. Grand-Dover Park Historic District - Roughly bounded by Grand, Bates Street alley west of Dewey and alley south of Bowen.. ..			36
I. Philip and Louisa Green Home – 4171 West Belle Avenue .....			38
J. The Home of the Friendless - 4431 South Broadway .....			40



MONDAY - JULY 27, 2015 - 4:00 PM

# THE FLOUNDER REPORT

PUBLIC MEETING: 1520 MARKET ST. SAINT LOUIS, MISSOURI 63103

PRESENTED BY: CULTURAL RESOURCES OFFICE  
OF THE PLANNING & URBAN DESIGN AGENCY

The Cultural Resources Office will present the initial survey report for the flounder survey. Anticipate another presentation of our findings in the fall.

This project is partially funded by a grant from the Missouri Department of Natural Resources, State Historic Preservation Office, and the National Park Service, U.S. Department of the Interior. Grant awards do not imply an endorsement of contents by the grantor. Federal laws prohibit discrimination on the basis of race, religion, sex, age, handicap or ethnicity. For more information, write to the Office of Equal Opportunity, U.S. Department of the Interior, Washington, DC 20240.



CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

**A.**

---

DATE: July 27, 2015  
ADDRESS: 5510 Pershing Avenue  
ITEM: Preliminary Review to construct a seven-story apartment building.  
JURISDICTION: Central West End Certified Local Historic District — Ward 26  
STAFF: Betsy Bradley, Director, Cultural Resources Office



5510 PERSHING AVENUE

**OWNER**

Kilamanjaro V LLC

**APPLICANT**

Joe Klitzing, KlitzingWelsch Architects

**RECOMMENDATION:**

That the Preservation Board grant Preliminary Approval for this project, if it finds that the scale of the building is not incompatible with the district, subject to review of final documents and materials by the Cultural Resources Office.



## **THE PROJECT:**

---

The applicant proposes to construct a seven-story apartment building on the site of a parking lot on the south side of Pershing. The lower three floors of parking decks would be wrapped by units and an office on the Pershing and east sides. The residential floors above would surround open courts in two hollow square forms above the fourth floor, where there are amenity terraces.

## **RELEVANT LEGISLATION:**

---

Excerpt from Ordinance #69423, revised Rehabilitation and New Construction Standards for Ordinance #56768, which established the Central West End Historic District.

### **I. Introduction**

Some block faces within the historic district exhibit a continuity of design with uniform building heights, setbacks, materials, window sizes, spacing and landscape treatment. These elements help to create an unusually strong “streetscape” which must receive special attention during the design review process. When new construction is proposed, consideration of the “streetscape” and compatible relationships between the new structures and existing ones are of utmost importance.

Developers and others, therefore, shall demonstrate compliance with existing scale, size, setback and proportion by providing, along with other construction documents, photographs, a street elevation and plan of the proposed project showing adjacent properties. Visual compliance shall be judged on massing and detail in addition to size and scale.

It is not the intention of these regulations to discourage contemporary design that, through careful attention to scale, materials, siting and landscaping, is harmonious with the existing historic structure. The historic character of the historic district is not enhanced by new construction that attempts to mimic the historic.

### **New Construction or Additions to Existing Residential or Institutional Buildings**

When designing a new residential or institutional building, the height, scale, mass and materials of the existing buildings and the context of the immediate surroundings shall be strongly considered. When designing an addition to an historic building, the addition shall be compatible in height, scale, mass, and materials to the historic fabric of the original building.

#### **A. Height, Scale and Mass**

A new low-rise building, including all appurtenances, must be constructed within 15 percent of the average height of existing row-rise buildings that form the block-face. Floor levels, water tables, and foundation levels shall appear to be at the same level as those of neighboring buildings. When one roof shape is employed in a predominance of existing buildings in the streetscape, any proposed new construction or alteration shall follow the same roof design.

A new high-rise building may be located either on a block face with existing high-rise structures or on a corner site. A new high-rise building may exceed the average height of existing structures on the relevant block face. In all cases, window levels, water tables and foundation levels of the new building shall be comparable to those of neighboring buildings. Special emphasis shall be



given to the design of the building base and to upper story setbacks as they relate to and affect neighboring buildings.

For those portions of the historic district located in areas governed by Form Based Zoning...

**Height.** At seven stories, and a height of approximately nearly 81 feet to the main flat roof, the building is considered to be a high-rise building per the Historic District Standards. As such, it is proposed for a block with another high-rise structure, the eight-story Branscombe apartment building and would be close to the same height as that building.

Positioning of the building on the consistent raised terrace lawn on the south blockfront of Pershing makes the floor levels of the lower three stories compatible with those of the flanking buildings.

**Scale and Mass.** The site for the new building has a streetfront of approximately twice the width of the Branscombe apartment building, the building whose scale would be most comparable to the proposed building. Hence, the size of the new building would be considerably wider than all of the historic buildings on the long blockfront. The visual impression of a fairly solid street wall due to the closely spaced flats buildings on the Pershing was noted in a recent review. The building fully occupies the property, with only a narrow access lane at the rear. Therefore, the proposed width of the building, in particular, indicates that a project with a new scale and mass is being proposed.

The building has been designed to address the matter of its scale. The modulation of the façade throughout with plane breaks, changes in colors and recessed balconies reduce its monolithic quality to some extent. The entrance tower is located near the center of the façade. It has slightly recessed vertical elements at the lobby level and is set back further through the residential levels. This modeling of the façade breaks up the length of the façade to some extent and the setback of the upper portion may be enough to be perceived as a break in the massing by a pedestrian walking on Pershing.

Nevertheless, the building due to its width and depth would introduce a new scale of building and adds a taller building west of those near Union. With the façade twice the width of the largest building, the increase in scale is considerable. The “compatible relationship” mandated in the standards intent statement for new construction is challenged by this project.

#### B. Location

A new or relocated structure shall be positioned on its respective lot so that the width of the façade and the distance between buildings shall be within 10 percent of such measurements for a majority of the existing structures on the block face to ensure that any existing rhythm of recurrent building masses to spaces is maintained. The established setback from the street shall also be strictly maintained. Garages and other accessory buildings, as well as parking pads, must be sited at the rear of, and if at all possible, directly behind the main building on the lot.

**The projecting portions of the new building façade will adhere to the build-to line for the block. The site plan indicates that the sidewalk would be maintained in alignment with**

**that of the block and be separated from the building by a terrace lawn. Elimination of the tree lawn at the central portion of the property allows for angled parking.**

**The proposed building has somewhat wider spaces between it and flanking buildings. There is a driveway proposed on the east side of the building that makes use of the existing curb cut. The building is proposed to be ten feet from the lot line on the west side.**

C. Exterior Materials

In the historic district, brick and stone masonry and stucco are dominant, with terra cotta, wood and metal used for trim and other architectural features. Exterior materials on new construction shall conform to established uses. For example, roof materials shall be slate, tile, copper or architectural composite shingles where the roof is visible from public or common areas.

All new building materials shall be the same as the dominant materials of adjacent buildings. Artificial masonry is not permitted, except that cast stone that replicates sandstone or limestone is allowed when laid up in the same manner as natural stone. Cementitious or other paintable siding of appropriate dimension is an acceptable substitute for wood clapboards. A submission of samples of all building materials, including mortar, shall be required prior to approval.

The pointing of mortar joints on masonry additions to historic buildings shall match that on the original building in color, texture, composition and joint profile.

**The proposed materials include two colors of brick, stone banding elements, and cement board panels in two colors: a limestone like off-white and gray. The façade will also have glazed areas at the entrance and elevator tower bay and metal balcony railings. Brick, which is the dominant material of buildings on the block, will dominate on the lower stories and establish compatibility with the dominant materials used in the district. The brick returns substantially on the Pershing end of both side façades.**

D. Fenestration

New buildings and building additions shall be designed with window openings on all elevations visible from the street. Windows on the front façade shall be of the same proportions and operation as windows in adjacent buildings and their total area should be within 10 percent of the window area of the majority of buildings on the block.

**The fenestration includes pairs of windows in openings and banks of three windows, groupings that are similar in proportion to such windows on historic buildings. It is likely that the total area of glazing is similar to that of existing buildings.**

E. Decks

Given the urban context of the neighborhood, the relative narrowness of building lots, and the general interests of privacy, terraces or patios at grade are preferable to elevated decks. When it is desired to construct a deck, such construction shall be at the rear of the residence. Where visible from the street, design and construction shall be compatible with the building to which it is appended, and the deck shall be constructed of finished materials, be of a shape and scale similar to that of an historic porch or patio, and be partially screened with landscaping or opaque fencing to limit visibility.

**The only outdoor spaces proposed for the building are recessed balconies and the amenity decks surrounded by apartments and not visible from the street.**

F. Accessory Buildings

A new accessory building, including a garage, shall be designed and constructed in a manner that is complementary in quality and character with the primary structure and neighboring buildings. Complementary structures are appropriate in scale and use a similar type and quality of materials. Design details from the main building should not be replicated, but such details may be modified and reduced in scale to express the same architectural presence in a simpler way. When not visible, materials other than those of the primary building may be used for exterior walls.

**Not applicable.**

G. Curb Cuts and Driveways

Where curb cuts for vehicles and driveways did not exist historically, new ones shall not be introduced. Curb cuts for pedestrians at street intersections, mid-block crossings, passenger drop-off and loading zones, and similar locations shall be allowed. Where a parcel is not served by alley access, proposed exceptions shall be considered on a case-by-case basis and evaluated for design suitability.

**The project proposes no new curb cuts and will retain the existing one.**

H. Coordination with Form Based Zoning

**Not applicable**

**PRELIMINARY FINDINGS AND CONCLUSION:**

The Cultural Resources Office's consideration of the criteria for new construction in the Central West End Historic District led to these preliminary findings:

- 5510 Pershing Avenue is located in the Central West End Historic District.
- The property, currently used as a parking lot, has a curb cut at the east end.
- The proposed seven-story apartment building, which will have decked parking behind Pershing-facing units on the lower three floors, and four residential floors above, will have 165 units in a pair of hollow square forms.
- The proposed building is contemporary in design with a façade modulated by plane breaks and recessed balconies, changes in materials color, and has a counterpoint of a near center main entrance element and tower with a recessed glazed bay on the four upper floors.
- The proposed building will be quite similar in height to the Branscombe Apartment Building to the east and the presence of that building allows the building, categorized as a high rise one in the historic district standards, to meet the standards. Nevertheless it will be three full stories taller than the flanking historic apartment buildings and most of the nearby historic buildings on both sides of Pershing.

- The project would introduce a new scale of massing to the blockfront with its proposed width and depth, combined with a height taller than most buildings on the block.
- The building, to be positioned on the terrace that unites the blockfront, will maintain the sidewalk and terrace lawn between the building and the sidewalk.
- The building would maintain the setback line and have projecting and recessed areas of the façade as do other buildings on the blockfront.
- The materials proposed for the building include approximately half of the façade in two shades of brick with the color change related to the modulation of the bays. Cement board panels in two colors are proposed for the upper portions of the building. Accent materials include stone banding, metal balcony railings and aluminum or clad wood windows. Most of these materials are used widely in the district.
- The fenestration both evokes historic patterns and is contemporary in design, and therefore compatible.
- The balconies on the apartment building would be recessed and fronted with railings and comparable to those on other buildings of contemporary design.
- No accessory buildings or new curb cuts are proposed.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant Preliminary Approval if it finds that the scale of the building meets the mandate of the historic district standards to have a compatible relationship with the existing buildings, subject to review of final documents and materials by the Cultural Resources Office.

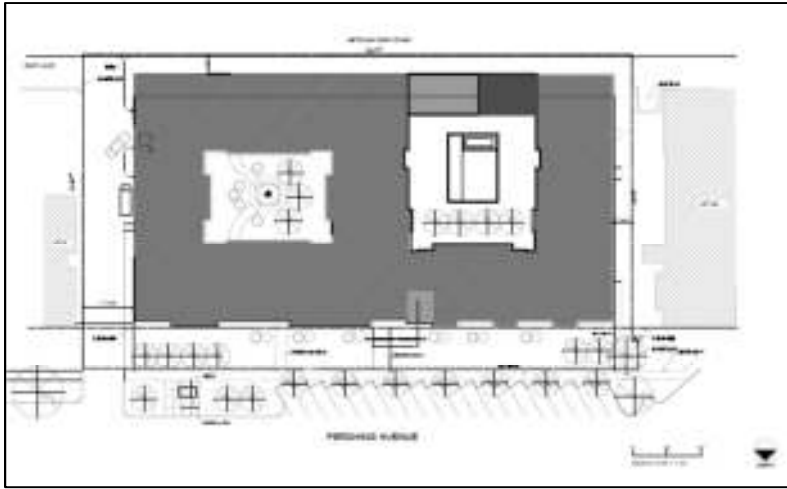


**PROPOSED PERSHING FAÇADE**





5510 PERSHING AVENUE SITE



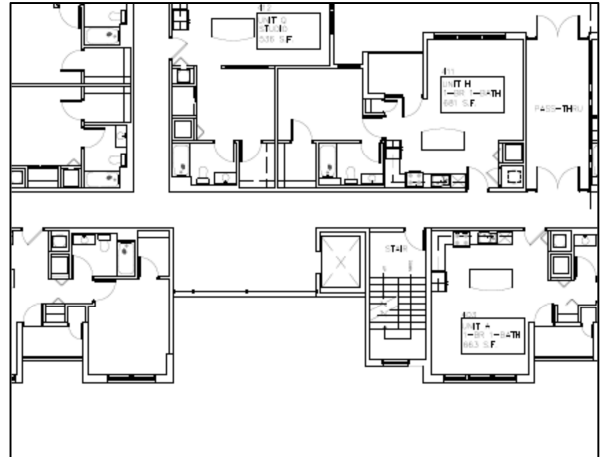
PROPOSED SITE PLAN



WESTERN PORTION OF FAÇADE FACING PERSHING



RENDERING OF ENTRANCE TOWER



SETBACK OF ENTRANCE TOWER



CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

**B.**

---

DATE: July 27, 2015  
ADDRESSES: 2322 S. 12<sup>TH</sup> Street  
ITEM: Construct an addition and recreate an historic solarium  
JURISDICTION: Soulard Historic District Ward: 7  
STAFF: Betsy Bradley, Cultural Resources Office



2322 S. 12<sup>TH</sup> STREET

**OWNER**

Ronald and Joy Christensen

**APPLICANT:**

Paul Fendler, Fendler & Associates

**RECOMMENDATION:**

That the Preservation grant Preliminary Approval, subject to review of final documents and materials by the Cultural Resources Office.



## THE PROJECT:

---

As part of a comprehensive rehabilitation project, new owners of this property propose to construct an addition at the rear of the north elevation of the property and to demolish a non-historic addition on the south side of the house and recreate a solarium based on historic photographs. The addition is proposed to provide a kitchen at the main floor level.

## RELEVANT LEGISLATION:

---

Excerpt from Excerpt from Ordinance #62382, the Soulard Historic District Standards:

### 101.17 Public, Semi-Public, and Private Facades

#### Public Facades

The following architectural elevation(s) of a building:

A Facade which faces a public street, including those sections of such elevation which are recessed.

**The south elevation of 2322 S. 12<sup>th</sup> faces Lami Street and is considered to be a public façade.**

#### Semi-Public Facades

The following architectural elevation(s) of a building:

Side elevations which face a vacant lot or a side yard at least 15 feet wide and are visually dominant from a street.

**The north elevation of 2322 S. 12<sup>th</sup> is considered to be a semi-public façade as the side yard is 20 feet wide.**

## ARTICLE 2: EXISTING BUILDINGS

### 200 General Law:

If documented evidence can be provided which verifies that an element of an existing building has been altered, it may be reconstructed to its original configuration.

### 206.1 Reconstructed Appendages to Public and Semi-Public Facades

Reconstructed appendages shall be based on evidence of their prior existence (whole appendage) and/or on evidence at the building and/or on a Model Example (individual elements).

*Comment: Evidence includes, but is not limited to, paint lines and profiles on the facade, indications of a former foundation, documented existence in terms of historical site plans and photographs.*

**Complies. At least two historic photographs provide evidence of the presence, size, and prominent design features of the proposed recreated solarium.**

### 209 New Additions to Existing Buildings

No new additions shall be made to the Public or Semi-Public Facade(s) except that additions may be made to Semi-Public Facades occurring at the rear of buildings that predate 1929.

New additions constructed at Private Facades or at Semi-Public Facades at the rear of structures predating 1929 are subject to New Construction Standards for like facades.

*Comment: New additions constructed at Private Facades may lengthen an adjacent Public or Semi-Public Façade.*



**Complies. The proposed new addition is positioned at the rear of the Semi-Public façade of the north elevation.**

#### ARTICLE 3: NEW BUILDINGS

##### 301 Public and Semi-Public Facades of New Construction

The Public and Semi-Public Facades of new construction shall be reviewed based on a Model Example taking into consideration the following:

##### 301.1 Site

A site plan shall describe the following:

Alignment and Setback

**Not applicable as the addition is positioned to be at the rear of the north elevation in the least visible location.**

##### 301.2 Mass

Mass is the visual displacement of space based on the building's height, width and depth.

The mass of a new building shall be comparable to the mass of the adjacent buildings or to the common overall building mass within the block, and on the same side of the street.

##### 301.3 Scale

Scale is the perceived size of a building relative to adjacent structures and the perceived size of an element of a building relative to other architectural elements (e. g., the size of a door relative to a window).

A new building shall appear to be the same number of stories as other buildings within the block. Interior floor lines shall also appear to be at levels similar to those of adjacent buildings.

If a new building is to be located between two existing buildings with different scales, or in the event that there are no adjacent buildings, then the building scale shall be that which is more dominant within that block on the same side of the street.

If the new building is on a block which is completely empty, then the building scale shall be similar to that of buildings in adjacent blocks.

*Comment: Building height, shall be measured at the center of a building from the ground to the parapet or cornice on a flat roof building; to the crown molding on a building with a mansard; to the roof ridge on a building with a sloping roof.*

When several buildings, or a long building containing several units, are constructed on a sloping street, the building(s) shall step down the slope in order to maintain the prescribed height. The step shall occur at a natural break between units or firewalls.

**The addition was designed to have a scale that is secondary to the main block of the house. It is positioned at the main floor level and has a height slightly shorter than that of the unusually tall main floor. When seen in elevation, the addition has the width and height to visually balance the proposed solarium on the opposite side of the main block of the house. Due to the height of the lot above street level, and the position of the proposed addition, its size and scale will be even more secondary as it will not be entirely visible from most nearby public vantage points.**

#### 301.4 Proportion

Proportion is a system of mathematical ratios which establish a consistent set of visual relationships between the parts of a building and to the building as a whole. The proportions of a new building shall be comparable to those of adjacent build buildings. If there are no buildings on the block then the proportions shall be comparable to those of adjacent blocks.

**The proportions of the addition will be similar to that of the main block of the house; relatively planar walls will be punctured by a pair of tall, narrow round-arched head windows, a reflection of the main house at a smaller scale.**

#### 301.5 Ratio of Solid to Void

The ratio of solid to void is the percentage of opening to solid wall. Openings include doors, windows and enclosed porches and vestibules.

The total area of windows and doors in the Public Facade of a new building shall be no less than 25% and no more than 33% of the total area of the facade.

The height of a window in the Public Facade shall be between twice and three times the width.

The ratio of solid to void may be based on a Model Example.

**Complies.**

#### 301.6 Facade Material and Material Color

Finish materials shall be one of the following:

For walls:

Kiln-fired brick (2-1/3" by 8" by 3-5/8")

*Comment: Brick within the Soulard Historic District is typically laid in a running bond with natural grey, white or red mortar. Typical joints include concave, struck and v-groove. Most brick within the Soulard Historic District is red or orange with only minor variations in coloration.*

Stone common to the Soulard Historic District.

Scored stucco and sandstone.

4" lap wood siding or vinyl siding which appears as 4" wood siding based on a Model Example.

For foundations:

Stone, new or reused, which matches that used in the Soulard Historic District;

Cast-in-place concrete with a stone veneer; or

Cast-in-place concrete, painted.

Finished facade materials shall be their natural color or the color of the natural material which they replicate or if sandstone, painted. Limestone may be painted.

Glazing shall be clear, uncolored glass or based on a Model Example.

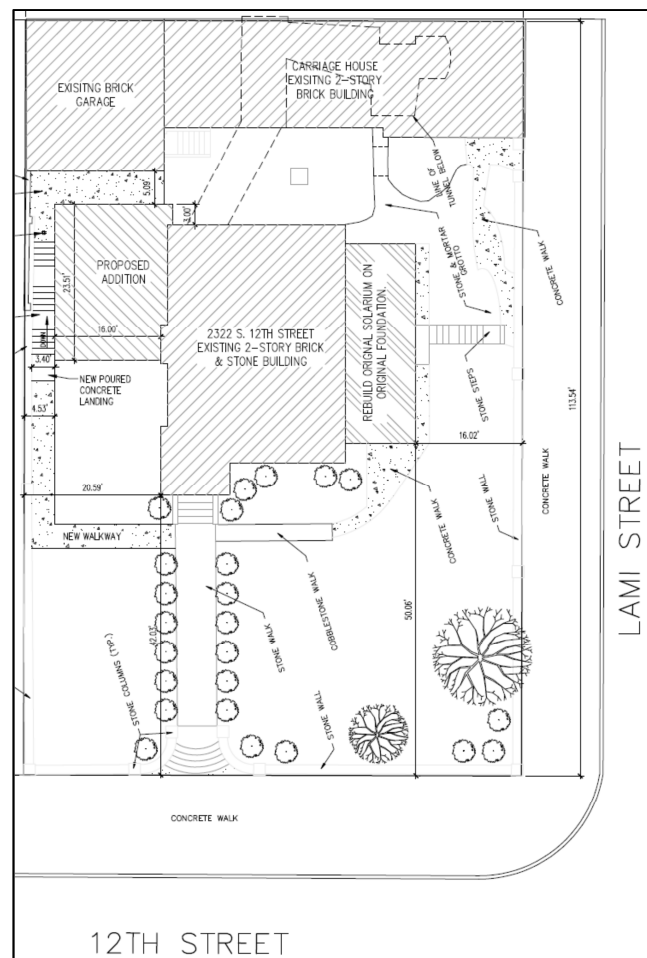
**Complies. The addition will have brick veneer exterior walls that will be painted to further the monolithic quality of the marble and white-washed brick of the main house.**

#### **PRELIMINARY FINDINGS AND CONCLUSION:**

The Cultural Resources Office's consideration of the criteria for new construction in the Soulard Historic District led to these preliminary findings:

- 2322 S. 12<sup>th</sup> Street is located in the Soulard Historic District.
- The villa type house is an iconic and unusual property in Soulard and exterior changes to it warrant particularly careful consideration. With its spacious grounds and tower rising above the main block of the house it stands out as a visual landmark. The house is, however, a relatively small dwelling. The proposed additions that support its modern use as a single-family dwelling seem reasonable.
- A non-historic brick addition extending from the south side of the house, an element built on the site of a solarium, has deteriorated and has been approved to be demolished.
- The proposed replacement solarium is documented sufficiently in historic photographs to comply with the standards for recreating appendages.
- The proposed addition on the north side of the house is sited, scaled and designed to be a secondary component of the property. The addition takes advantage of the change in grade on the property; although two-stories in height, the addition will appear to be one-story from S. 12<sup>th</sup> Street.
- Due to the change in grade from the sidewalk to the yard, much of the addition would not be visible from the sidewalk in front of the house; more of it would be visible from across the street.
- The all-brick exterior will have a shorter limestone foundation than the main block of the house and a corbeled brick cornice at the parapet that edges its flat roof. Two tall, narrow round-arched windows echo the design of the main block of the house, at a smaller scale.
- The design of the proposed addition meets the relevant standards for new construction, as required by the historic district standards.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant Preliminary Approval, subject to review of final documents and materials by the Cultural Resources Office.









CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

**C.**

DATE: July 27, 2015  
ADDRESSES: 1912 Park Avenue  
ITEM: Preliminary Review: Construction of a roof access stair and deck  
JURISDICTION: Lafayette Square Local District — Ward 7  
STAFF: Andrea Gagen, Cultural Resources Office



**1912 PARK AT VAIL PLACE**

**OWNER:**

Brian Simpson

**ARCHITECT:**

Killeen Studio Architects/Sarah Dollar

**RECOMMENDATION:**

That the Preservation Board withholds preliminary approval for the proposed stair access and deck until drawings are submitted that comply with the Lafayette Square Historic District standards.



## THE PROJECT:

---

The proposal is to construct an access stair and roof deck at 1912 Park Avenue, located at the corner of Park and Vail Place in the Lafayette Square Historic District. The owner wishes to have access to the roof and to construct a two-level deck with a spa. The stair access and deck will be visible from both Park Avenue and Vail Place. The Cultural Resources Office has identified the critical vantage points for visibility as looking west on Park Avenue and looking north on Vail Place.

## RELEVANT LEGISLATION:

---

### St. Louis City Ordinance #69112 (Revised Historic District Standards)

#### 101.47 Visible

For the purpose of these standards, visibility shall be determined from public areas such as streets and sidewalks. Visible shall refer to the condition of being seen from public areas, when viewed from six feet or less above the ground. Landscaping is not permanent and shall not be considered when determining visibility. Fences and freestanding walls are considered permanent, and objects hidden by fences and freestanding walls shall be considered not visible.

**The proposed stair access and deck will be visible from both Park Avenue and Vail Place.**

#### 201.8 Roofing Accessories

H] No roof decks on top of the uppermost story of a structure shall be visible.

J] No other items that are not original to a structure shall be visible.

**The deck and stair sit slightly over 3 feet from the Vail Place and Park Avenue parapets while the stair access is 20 feet from the Vail Place parapet and slightly over 6 feet from the Park Avenue side parapet. Nevertheless, the railing, spa and stair access will be visible looking west on Park Avenue towards 1912 Park Avenue. Both the railing and stair access will be visible looking north on Vail Place towards the building. The upper deck and metal beams sit slightly above the parapet height. The railing is 42 inches high and the stair access rises approximately 9 feet 8 inches above the parapet height.**

## PRELIMINARY FINDINGS AND CONCLUSION:

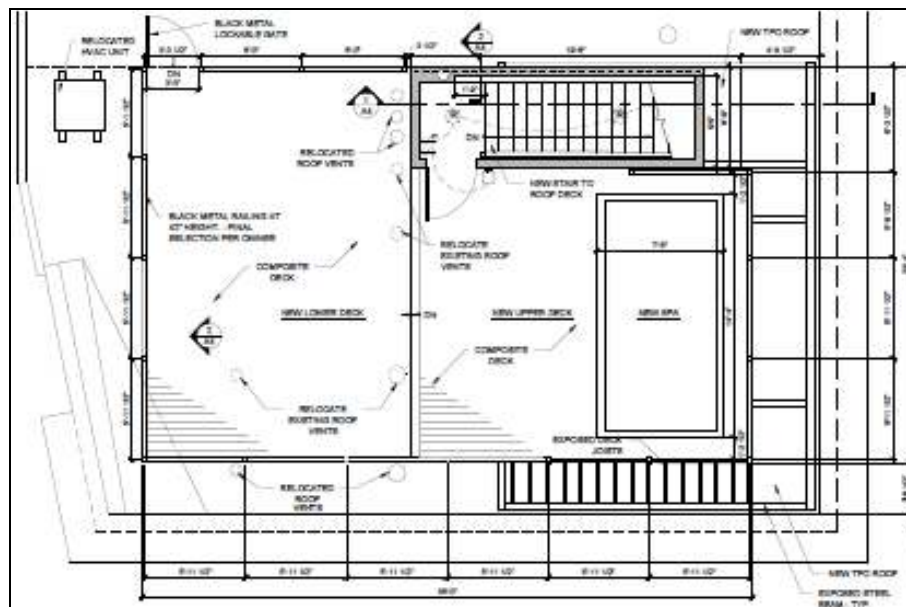
---

The Cultural Resource Office's consideration of the Lafayette Square Historic District Standards criteria led to these preliminary findings:

- 1912 Park Avenue is a contributing resource to the Lafayette Square historic district.
- Any elements projecting above the parapet and visible from the street or sidewalk are considered to be visible under the definition of the standards.

- The railing of the deck and the stair access will be visible from both Park Avenue and Vail Place.
- As the spa sits on top of the upper deck, it will be visible from Park Avenue.
- The roof access, deck and spa do not comply with the Lafayette Square Historic District standards as they are visible from the street.

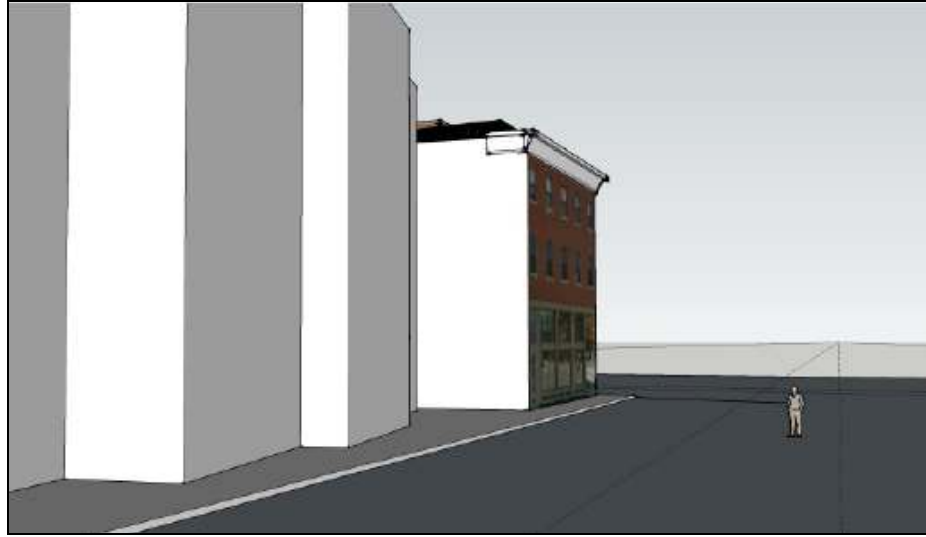
Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board withhold approval of the proposed stair access and roof deck until drawings are submitted that comply with the Lafayette Square Historic District standards.



**PROPOSED ROOF PLAN SHOWING STAIR ACCESS, ROOF DECK AND SPA**



**PROPOSED VIEW FROM PARK AVENUE & 18<sup>TH</sup> STREET**



PROPOSED VIEW LOOKING NORTH ON VAIL PLACE



CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

**D.**

---

DATE: July 27, 2015  
ADDRESS: 1041 Shenandoah Ave.  
ITEM: New Application to install a curb cut and parking pad.  
JURISDICTION: Soulard Certified Local Historic District — Ward 7  
STAFF: Bob Bettis, Cultural Resources Office



1041 SHENANDOAH AVENUE

**OWNER:**  
Margaret and Christopher Schroeder

**APPLICANT:**  
Jay Morris Contracting

**RECOMMENDATION:**  
That the Preservation Board approve the new application for the proposed curb cut as the property does not have alley access.



#### **THE PROPOSAL:**

---

The applicant proposes to install a curb cut that will access a parking pad from Shenandoah Avenue as the property has no alley access.

#### **RELEVANT LEGISLATION:**

---

Excerpt from Ordinance #62382, the Soulard Historic District:

#### **RESIDENTIAL APPEARANCE AND USE STANDARDS**

##### **ARTICLE 2: EXISTING BUILDINGS**

##### **303 GARAGES AND CARPORTS IN NEW CONSTRUCTION**

Garages and Carports are not regulated except as follows: Garages and carports shall be set within 10' of the alley line.

Vehicular access shall only be from the alley.

**Does not comply. The proposed curb cut will allow vehicular access from Shenandoah Avenue rather than from an alley.**

#### **PRELIMINARY FINDINGS AND CONCLUSION:**

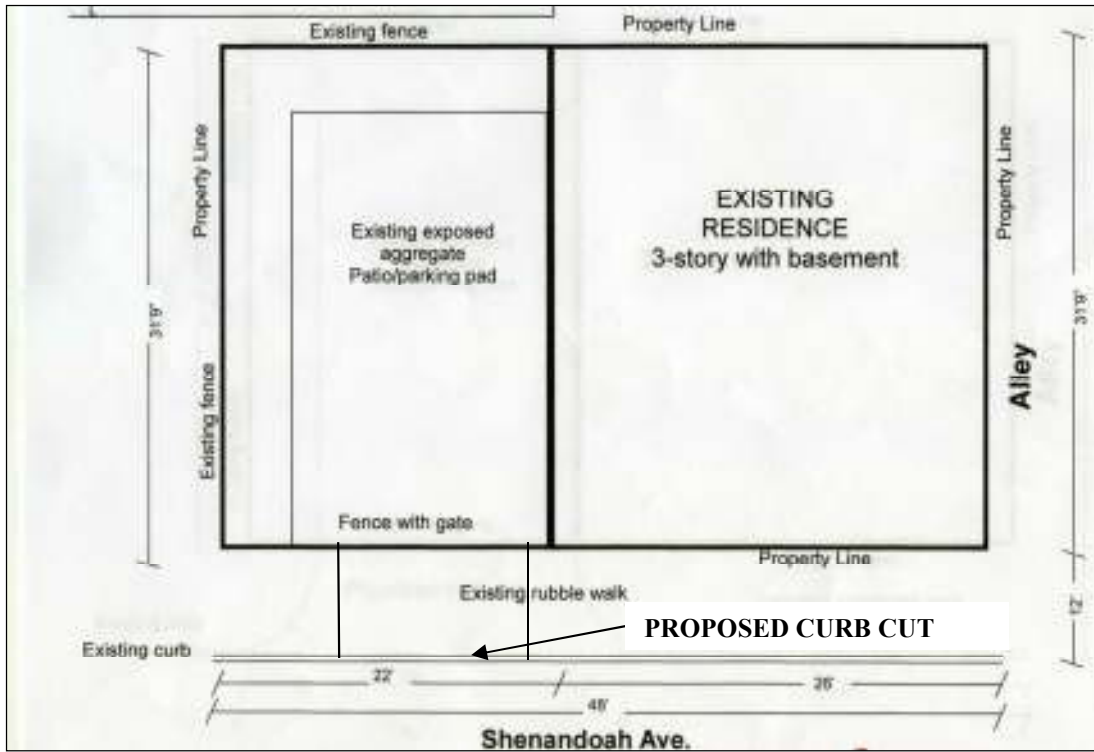
---

The Cultural Resources Office's consideration of the pertinent criteria for curb cuts led to these preliminary findings.

- 1041 Shenandoah Ave. is located in the Soulard Local Historic District.
- The house does not have any alley access and cannot meet the standard for vehicular access from that location only.
- The area that will be used as a parking pad was intended as an outdoor patio space originally.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board approve the new permit for the proposed curb due to site limitations.





PROPOSED SITE PLAN



CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

**E.**

---

DATE: July 27, 2015  
ADDRESSES: 4722 Tennessee Avenue  
ITEM: Demolition of a single-family residence  
JURISDICTION: Preservation Review District; pending Dutchtown South National Register District—  
Ward 25  
STAFF: Betsy Bradley, Cultural Resources Office



**4722 TENNESSEE AVENUE**

**OWNER:**  
Miranda Duschack LLC

**APPLICANT:**  
Z & L Wrecking Co., Inc.

**RECOMMENDATION:**  
That the Preservation deny demolition unless it determines that unusual circumstances exist that support the demolition of this High-Merit property.



## **THE PROPERTY:**

---

The property and the one to the south are the one-acre business location of Urban Buds: City Grown Flowers. The 4722 lot consists of an area used for agriculture and a small wood-framed house at the southwest corner. The Cultural Resources Office has been in conversation with the property owner and Alderman Cohen during the last two years to explore possibilities for the house.

This small wood-framed house is considered to be a contributing property in the Dutchtown South Historic District submitted to the National Park Service for listing in the National Register in June 2015. The property is also located in a Preservation Review District.

The house was reviewed for demolition in 2007 and 2008. At that time it was categorized as a "High Merit" property. The Preservation Board denied the demolition of the house at its December 2008 meeting when the owner was the New Life Evangelistic Center, Inc.

## **RELEVANT LEGISLATION:**

---

St. Louis City Ordinance #64689

### **PART X - DEMOLITION REVIEWS**

SECTION FIFTY-EIGHT. Whenever an application is made for a permit to demolish a Structure which is i) individually listed on the National Register, ii) within a National Register District, iii) for which National Register Designation is pending or iv) which is within a Preservation Review District established pursuant to Sections Fifty-Five to Fifty-Six of this ordinance, the building commissioner shall submit a copy of such application to the Cultural Resources Office within three days after said application is received by his Office.

St. Louis City Ordinance #64832

SECTION ONE. Preservation Review Districts are hereby established for the areas of the City of St. Louis described in Exhibit A.

SECTION FIVE. Demolition permit - Board decision.

All demolition permit application reviews pursuant to this chapter shall be made by the Director of the Office who shall either approve or disapprove of all such applications based upon the criteria of this ordinance. All appeals from the decision of the Director shall be made to the Preservation Board. Decisions of the Board or Office shall be in writing, shall be mailed to the applicant immediately upon completion and shall indicate the application by the Board or Office of the following criteria, which are listed in order of importance, as the basis for the decision:

- A. Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance or adopted by the Planning and Urban Design Commission shall be approved except in unusual circumstances which shall be expressly noted.

**Not applicable.**

- B. Architectural Quality. Structure's architectural merit, uniqueness, and/or historic value shall be evaluated and the structure classified as high merit, merit, qualifying, or noncontributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning,

and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of sound high merit structures shall not be approved by the Office. Demolition of merit or qualifying structures shall not be approved except in unusual circumstances which shall be expressly noted.

**The house is described in the National Register nomination as a central passage wood-framed structure that is unusual for the neighborhood. The building is a rural house form, with a side-gabled roof and a centered front porch with an intersecting gable roof supported by embellished wood posts and fretwork brackets.**

**The circa 1880 wood-framed house appears on the 1883 Hopkins *Atlas of the City of St. Louis* in an area otherwise undeveloped except for a house on the block to the west. The Held family purchased the property in 1905 and used it to raise vegetables and flowers for sale in St. Louis. The 1909 Sanborn map indicates that a complex of greenhouses had been erected south of the house. The Held family opened a retail florist shop in 1925. The early greenhouses were replaced with others and the Helds erected a brick dwelling at the north edge of the property by 1951.**

- C. Condition. The Office shall make exterior inspections to determine whether a structure is sound. If a structure or portion thereof proposed to be demolished is obviously not sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable structure.

1. Sound structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subsections A, D, F and G, four, six and seven indicates demolition is appropriate.

**A pulling away of the concrete foundation on the south side of the house at the southeast corner was noted in 2008. This condition remained uncorrected by the previous owner. A portion of the foundation is now lying on the ground. The instability of the rear of the house has extended to the rear roof plane. The owner placed plywood and a tarp over the deteriorated portion of the roof during the winter of 2014. The tarp is no longer in place and the roof now has a considerable area of structural collapse.**

**4722 Tennessee will likely stand another six months and meet the definition of soundness as used in the ordinance, but exhibits instability at the foundation level and roof structure that could alter the condition at any time.**

2. Structurally attached or groups of buildings. The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls which would be exposed by demolition and the possibility of diminished value resulting from the partial demolition of a building, or of one or more buildings in a group of buildings, will be considered.

**Not applicable.**

D. Neighborhood Effect and Reuse Potential.

1. Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.

**The neighborhood surrounding this property, Dutchtown South, consists mainly of early twentieth century brick dwellings. The block faces of Tennessee are lined with houses that are mostly occupied.**

2. Reuse Potential: The potential of the structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.

**The approximately 1020 square-foot frame house has the potential for residential use as well as other uses appropriate in a residential neighborhood.**

**The current owner uses the former florist shop south of the house to support the Urban Buds business and has no proposed use for the house. The house's location in the midst of the urban farm limits its use by others.**

3. Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.

**The owner secured an estimate for the rehabilitation of the house. In May 2014 Roanoke Construction provided an estimate of \$270,000 for a rehabilitation project, with a \$154 per square foot cost, plus a 15% contingency. The owner estimates a total project cost of \$352, 608. Factoring in the 25 percent Missouri historic tax credit that would be available once the Dutchtown South Historic District is listed on the National Register, on a conservative estimate of \$300,000 of allowable expenses, the credit would be \$75,000. The owner will present information about how this estimate would affect her business**

E. Urban Design. The Office shall evaluate the following urban design factors:

1. The effect of a proposed partial demolition on attached or row buildings.
2. The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of structures within the block.
3. Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.

**The house stands at the build-to line and is visually noticeable for its wood-framed construction and porch. A privacy fence with plantings in front of it along Tennessee encloses and secures most of the area used for agriculture. The absence of the house**

**would visually expand the flower raising area of Urban Buds but would not introduce a break in an intact streetscape.**

4. The elimination of uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.

**Not applicable.**

- F. Proposed Subsequent Construction. Notwithstanding the provisions of any ordinance to the contrary, the Office shall evaluate proposed subsequent construction on the site of proposed demolition based upon whether:

**Not applicable. The owner does not propose construction.**

- G. Commonly Controlled Property. If a demolition application concerns property adjoining occupied property and if common control of both properties is documented, favorable consideration will generally be given to appropriate reuse proposals. Appropriate uses shall include those allowed under the current zoning classification, reuse for expansion of an existing conforming, commercial or industrial use or a use consistent with a presently conforming, adjoining use group. Potential for substantial expansion of an existing adjacent commercial use will be given due consideration.

**The applicant owns the adjacent parcel, 4728 Tennessee, which is part of the Urban Buds business.**

- H. Accessory Structures. Accessory structures (garages, sheds, etc.) and ancillary structures will be processed for immediate resolution. Proposed demolition of frame garages or accessory structures internal to commercial or industrial sites will, in most cases, be approved unless that structure demonstrates high significance under the other criteria listed herein, which shall be expressly noted.

**Not applicable.**

#### **PRELIMINARY FINDINGS AND CONCLUSION:**

The Cultural Resource Office's consideration of the criteria for demolition led to these preliminary findings:

- The house at 4722 Tennessee has been considered to be a High Merit property by the Cultural Resources Office in the past as an example of a relatively rare house type, a wood-framed central hall dwelling. It is also considered to be a contributing property in the Dutchtown South Historic District that is pending listing in the National Register.
- The High Merit house is a relatively rare example of a wood-framed rural vernacular house type built beyond the area of development circa 1880. As such, it represents diversity and change over time in the development of St. Louis.
- The property has been traditionally used for urban agriculture with vegetable and flower cultivation known to be underway during the late 19<sup>th</sup> Century. The house is one of two

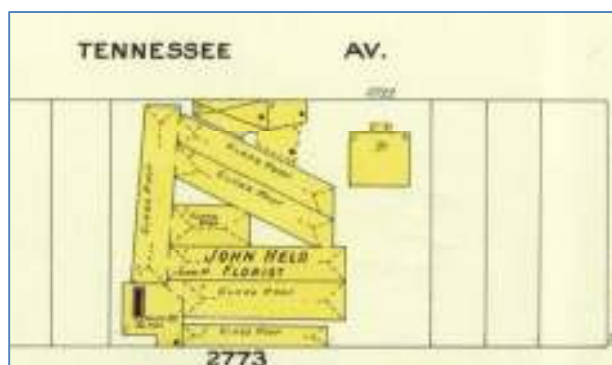
historic resources on the parcel, the other being the land that is valued for agricultural purposes.

- The Preservation Board denied demolition of the building in 2008 when it was owned by the New Life Evangelistic Center, Inc.
- The property, owned by the current owner since 2012, is used for Urban Buds: City Grown Flowers.
- The building has had a damaged southeast corner of its foundation since at least 2008 and now exhibits collapse of the framing in the southeast quadrant of the roof as well.
- The surrounding area of the Dutchtown South neighborhood is occupied and stable and, while not a detriment to the rehabilitation of the property, is an area of modest property values.
- The small house has potential for reuse as a dwelling or other uses in the residential area.
- The property owner has addressed the need for the building to be rehabilitated by acquiring an estimate for a rehabilitation project and considering the entire project cost. A total project cost of over \$350,000 includes a cost of over \$154 per square foot for work on the house. The use of Missouri historic tax credits would contribute an estimate \$75,000 to the project budget.
- The loss of the house at the building line would be a noticeable change in the streetscape. It would expand the flower raising area of Urban Buds, but would not introduce a break in an intact streetscape.
- There are no plans for subsequent construction.
- The applicant owns the adjoining property at 4728 Tennessee, which is also occupied by the Urban Buds business.
- Ordinance #64689 states that the demolition of buildings in several categories shall not be approved except in unusual circumstances that shall be expressly noted.

**RECOMMENDATION:**

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board deny demolition unless the careful consideration of the condition of the building and the economic impact of a rehabilitation project on the current owner's business to determine whether unusual circumstances exist for this property that support the demolition of this High-Merit property.





1909 SANBORN MAP



TENNESSEE FAÇADE



EAST SLOPE OF THE ROOF



SOUTHEAST CORNER OF THE HOUSE



CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

**F.**

---

DATE: July 27, 2015  
Address: 2631 Russell Boulevard  
ITEM: Appeal of Director's denial to construct a non-compliant garage-port.  
JURISDICTION: Fox Park Local Historic District — Ward 6  
STAFF: Bob Bettis, Cultural Resources Office



2631 RUSSELL BLVD

**OWNER/APPLICANT:**

Rosa Kincaid

**RECOMMENDATION:**

That the Preservation Board uphold the Director's denial of the application to construct a garage-port as the design and location does not comply with the Fox Park Neighborhood Local Historic District standards.



## THE PROJECT:

---

The applicant is proposing to construct a garage-port at the rear of the property. However, given certain site conditions that prohibit placement of the structure behind the house, it is being proposed for a highly street-visible side yard. The design and placement are not in compliance with the Fox Park Standards.

## RELEVANT LEGISLATION:

---

Excerpt from Fox Park Historic District Ordinance #66098:

### **303 Garages and Carports in New Construction**

Garages and Carports are not regulated except as follows:

1. Garages and carports are not regulated except as follows:
2. Vehicular access shall be set within 10' of the alley line.
3. Garage doors shall be parallel to, and face, the alley.
4. Construction requirements per form:
  - a. Garages shall be sided with 4" cover siding of wood, vinyl or finished aluminum, 4" beaded tongue and groove siding, brick or brick veneer.
  - b. Based on a Model Example.
5. Garage and carport roofs shall be as set forth in Section 201.
6. The mass and scale of garages and carports shall be appropriate for their use and shall not visually dominate the main building.

**Does Not Comply. The design of the proposed garage-port is not based on a Model Example or have the siding materials proposed for a garage. Due to the proposed location in the visible side yard, the proposed garage-port will be highly visible from the street. The unfinished rear of the garage-port that will face Russell will detract from the historic house and streetscape.**

## PRELIMINARY FINDINGS AND CONCLUSIONS:

---

The Cultural Resource Office's consideration of the criteria for exterior alterations in the Fox Park historic district standards led to these preliminary findings:

- 2631 Russell is located in the Fox Park Local Historic District.
- The proposed garage-port design is not based on a Model Example and will not present one of the approved siding materials for a garage on its street-facing side.
- The proposed location for the new garage-port will be situated in a highly street visible side yard and will detract from, and potentially dominate, the main historic house and the historic district streetscape.
- Site specific conditions support the construction of the building in the proposed location. However, only an enclosed garage could meet the requirements in the standards for new construction.

**RECOMMENDATION:**

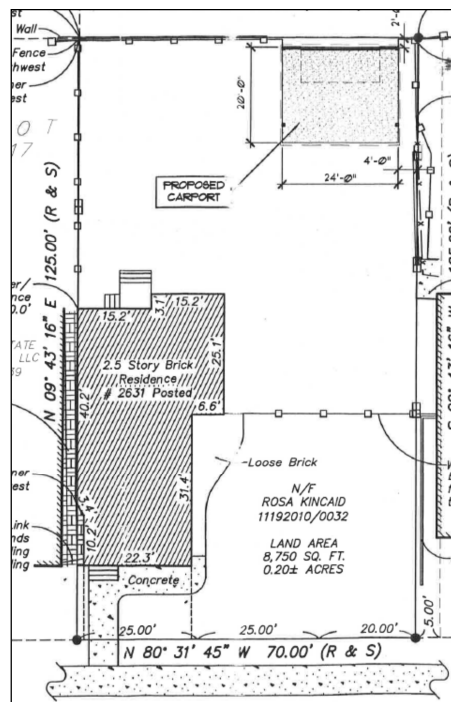
Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the application to construct a garage-port as the design and location does not comply with the Fox Park Neighborhood Local Historic District standards.



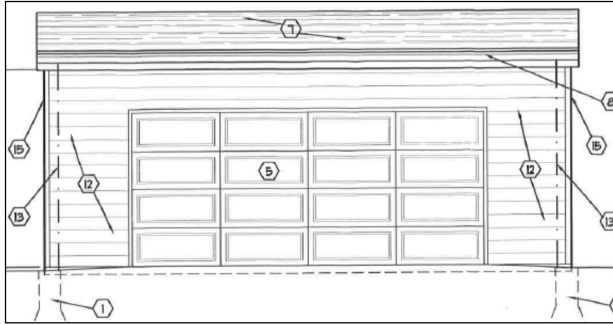
**SITE FROM THE ALLEY**



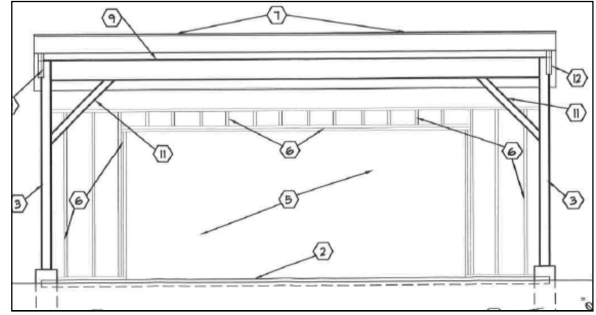
**SITE SHOWING GRADE**



**PROPOSED SITE PLAN**



**PROPOSED ALLEY SIDE ELEVATION**



**PROPOSED STREET FACING ELEVATION**



CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

**G.**

DATE: July 27, 2015  
ADDRESS: 2000 Washington Avenue and 503 N. 20th Street — Ward: 10  
ITEM: Nomination to the National Register of the Engine House #32  
STAFF: Bob Bettis, Cultural Resources Office



**ENGINE HOUSE #32**

**PREPARER:**

Matt Bivens, Lafser and Associates

**RECOMMENDATION:**

The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the property meets the requirements of National Register Criterion A.





**RELEVANT LEGISLATION:**

---

**Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended)**

Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.

**PROPERTY SUMMARY:**

---

The Engine House No. 322 at 2000 Washington Avenue and 503 North 20th Street is nominated for listing in the National Register of Historic Places under Criterion A in association with Community Planning and Development. Expansion of the population of the City of St. Louis, as well as rapid growth of new businesses, factories, and industry during the late 1880s began to tax the capacities of the city police and fire departments. Discussion of the desperate need for new fire stations in strategic locations throughout the city to address the rapid growth began in 1888 but no new facilities were built immediately. Engine House No. 32 was one of three new stations funded in 1892. No. 32 housed the new fire-fighting apparatuses of the department with the city's fourth and newest Babcock Chemical Engine, a new Hook & Ladder Truck (No. 8), and other equipment. The station saw increased activity and No. 32 was one the first to arrive on the scene of the infamous Missouri Athletic Club/Boatmen's Bank catastrophe in 1914. The City constructed a second station abutting the old No. 32 in 1919. That same year the fire department reorganized and relocated its repair shop to the old No. 32 and the engines were housed in the newer structure. Together the stations were in active duty into the 1940s.

The Cultural Resources Offices concurs that this property is eligible for listing in the National Register under Criterion A.





CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

**H.**

DATE: July 27, 2015  
ADDRESS: Various addresses in the area roughly bounded by South Grand Boulevard, Bates Ave, Alley west of Dewey Ave., and Bowen Street — WARDS: 11 and 13  
ITEM: Nomination to the National Register of the Grand Dover Park Historic District  
STAFF: Bob Bettis, Cultural Resources Office



**3600 BLOCK OF DOVER**

**PREPARER:**

Lynn Josse & NiNi Harris

**RECOMMENDATION:**

The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the district meets the requirements of National Register Criterion C for architecture.



**RELEVANT LEGISLATION:**

---

**Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended)**

Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.

**PROPERTY SUMMARY:**

---

The Grand-Dover Park Historic District, located in the southern part of the City of St. Louis, is nominated for listing in the National Register of Historic Places for local significance under Criterion C in the area of Architecture. Platted in 1923, the subdivision was rapidly built out with single and two-family buildings during the 1920s, and stands out as an area that vividly represents the continued dominance of Craftsman influence in this decade.

The Cultural Resources Office agrees that the district is eligible for the listing in the National Register.





CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

I.

DATE: July 27, 2015  
ADDRESS: 4171 West Belle Avenue— WARD: 18  
ITEM: Nomination to the National Register of Philip and Louisa Green Home  
STAFF: Betsy Bradley



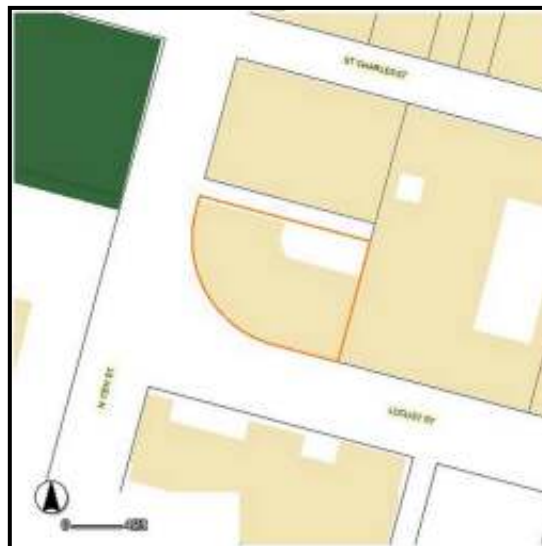
4171 West Belle Ave.

**PREPARER:**

Andrew Weil, Landmarks  
Association of St. Louis

**RECOMMENDATION:**

The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the property meets the requirements of National Register Criterion C.



**RELEVANT LEGISLATION:**

---

**Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended)**

Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.

**PROPERTY SUMMARY:**

---

The Philip and Louisa Green Home at 4171 West Belle Place is nominated for listing in the National Register of Historic Places under Criterion C for Architecture. The home was constructed by real estate developer Philip P. Green for his family c. 1882 in what was then a quasi-rural area on the western fringe of residential development in St. Louis City. It is likely that Green chose the Italianate style for the home because it was in keeping with its picturesque, bucolic setting, as did many wealthy landowners who built country estates on the outskirts of St. Louis earlier in the 19th century. The home may also have been intended to set the tone for a future neighborhood the Greens may have already been planning to develop on surrounding blocks. Indeed, beginning in the 1890s, Philip Green speculated extensively with nearby real estate holdings and constructed twelve homes on West Belle Place by 1894. The Green home is a very rare example of a high-style Italianate home and its appearance stands in stark contrast with the dominant architectural character of its otherwise turn-of-the-century neighborhood and is among the best surviving Italianate homes that were originally constructed in rural contexts in St. Louis.

The Cultural Resources Offices concurs that this property is eligible for listing in the National Register under Criterion C.





CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

**J.**

DATE: July 27, 2015  
ADDRESS: 4431 South Broadway — WARD: 9  
ITEM: Nomination to the National Register of The Home of the Friendless  
STAFF: Betsy Bradley



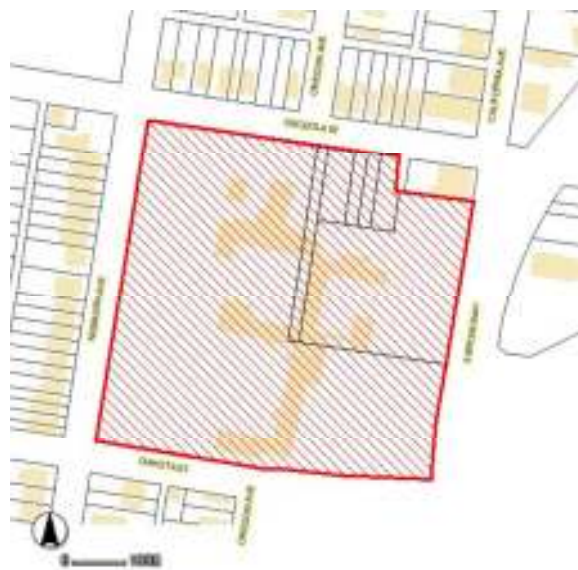
4431 SOUTH BROADWAY

**PREPARER:**

Rachel Nugent and Lauren Rieke,  
Rosin Preservation

**RECOMMENDATION:**

The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the property meets the requirements of National Register Criterion A.



## RELEVANT LEGISLATION:

---

### **Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended)**

Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.

## PROPERTY SUMMARY:

---

The Home of the Friendless is nominated to the National Register under Criterion A for its local significance in the area of Social History. Charlotte Charless established the Home of the Friendless, known also as the Charless Home, in 1853 to “afford relief to destitute and suffering females,” specifically elderly women and widows who had lost their means of financial support. The Home, which served as a senior care facility for nearly 160 years, offered a comfortable alternative to the destitution of the poorhouse, often the only alternative for residents at the time it was established. To accommodate increasing numbers of residents and changing standards of care, the Home periodically expanded its facilities with a succession of ten additions between 1881 and 1995. The historic resource consists of three contributing buildings and one structure.

The Cultural Resources Offices concurs that this property is eligible for listing in the National Register under Criterion A.



1953 VIEW OF THE HOME OF THE FRIENDLESS FROM THE NOMINATION